

WARRANTY DEED

BK 316 PG 759  
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, K. LEE HODGE, hereinafter referred to as the GRANTOR, and KENNETH L. HODGE, JR. and wife, DANA L. HODGE, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, and the assumption and payment by the GRANTEES of that certain deed of trust executed to Trustmark National Bank as the beneficiary and recorded in Real Estate Deed of Trust Book 869, Page 517, in the Office of the Chancery Clerk of DeSoto County, Mississippi, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 32, Section B, Deer Creek Subdivision, located in Section 7, Township 3, Range 7 West, DeSoto County, Mississippi, more particularly described by plat of record in Plat Book 55, Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi, and to which plat reference is hereby made for a fuller description.

This conveyance is made subject to rights of ways and

easements for public streets and public utilities, to the building restrictions and restrictive covenants of record for the subdivision, to subdivision and zoning regulations in effect in DeSoto County, City of Hernando, Mississippi, and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel, in, on and under the subject property.

Taxes and assessments against said property for the year 1997 shall be prorated and all taxes and assessments against said property for 1998 and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 30th day of May, 1997.

  
K. LEE HODGE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 30th day of May, 1997, within my jurisdiction, the within named K. Lee Hodge, who acknowledged that he executed the above and foregoing instrument.

Patricia L. Bussan  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Mississippi At Large  
My Commission Expires: January 18, 1999  
~~BONDED THRU HEIDEN-MARCHETTI, INC.~~

GRANTOR'S AND GRANTEE'S ADDRESS:

615 W. Commerce St.  
Hernando, MS 38632  
Home Tel. No.: 601-429-1577  
Work Tel. No.: 601-429-9092

Prepared by:

Law Offices of A. Cinclair May  
2565 Caffey Street, Suite 100  
Hernando, MS 38632  
601-429-5038

Indexing Instructions: Record Lot 32, Section B, Deer Creek  
Subdivision, Sec. 7, T3, R7W, DeSoto County, Mississippi.

9746.1392